

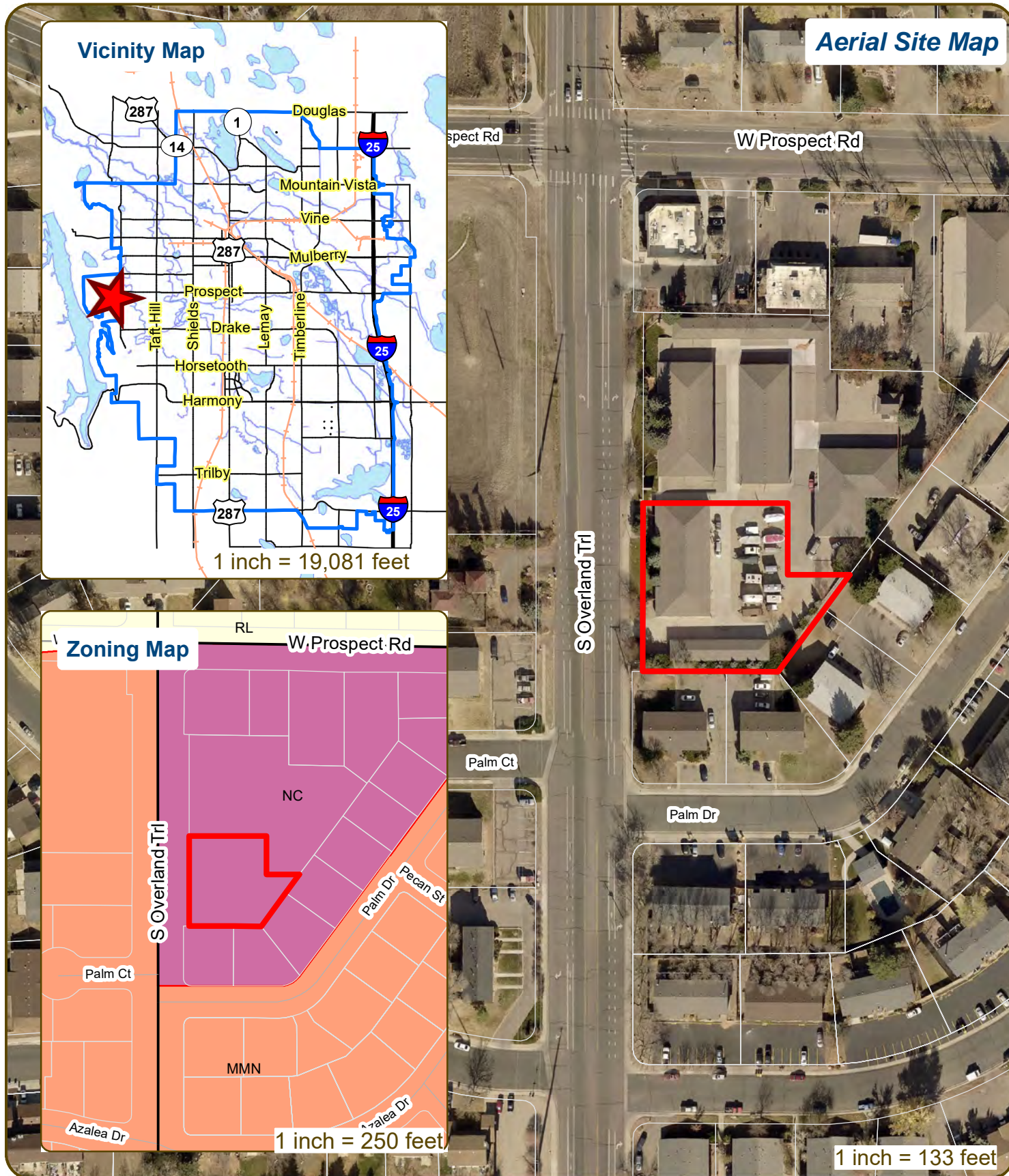
Conceptual Review Agenda

Schedule for 12/12/19
281 Conference Room A

Thursday, December 12, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	Prospect and Overland Trail WTF CDR190099	Kara Subleski 240-707-0259 Kara.subleski@smartlinkllc.com	This is a proposal to install a 50' new "mono-pine" wireless telecommunications facility at 3021 W. Prospect Rd. (parcel #9721216003). Access is taken from S. Overland Trail to the west. The property is within the Neighborhood Commercial (NC) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Spencer Smith DRC: Brandy BH
10:15	Technology Parkway Senior Housing CDR190100	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to build a new senior housing facility with a mix of 36 memory care and 63 assisted living/independent living units at the northwest corner of Technology Parkway and Precision Dr. (parcel #8604000003). The memory care wing and the "Town Commons" will be one story and the assisted living/independent living wings will be four stories. Access is taken from Technology Parkway to the east. The property is within the Harmony Corridor (HC) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Jason Holland Engineer: Marc Virata DRC: Todd Sullivan
11:00	1201 and 1185 Westward Drive CDR190101	Klara Rossouw 970-224-5828 klara@ripleydesigninc.com	This is a request to rezone two properties to the west of South Shields Street that front Westward Drive and to develop multi-family and single-family dwellings at 1215 S. Shields St. (parcel #9715400007, 9715400005, 9715400033, 9715406015, 9715406034). Currently, the two properties, 1201 and 1185 Westward Drive, are within the Residential Low-Density (RL) zone district. The applicant is proposing these properties to be rezoned to Neighborhood Conservation, Buffer (NCB) zone district which may be approved by the City Council by ordinance after receiving a recommendation from the Planning and Zoning Board. The review of the single-family and multi-family uses in the Neighborhood Conservation, Buffer (NCB) zone district is subject to Planning and Zoning Board (Type 2) Review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Tenae Beane

Prospect and Overland Trail WTF



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Kara Subleski, Real Estate Specialist

Business Name (if applicable) Smartlink LLC o/b/o AT&T

Your Mailing Address 400 S Colorado Blvd, Suite 820, Denver, CO 80246

Phone Number 240-707-0259 Email Address kara.subleski@smartlinkllc.com

Site Address or Description (parcel # if no address) 9721216003
3021 W Prospect Rd, Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) _____

Installation of a telecommunications facility disguised as a pine tree, 50' new "mono-pine" and associated equipment.

Proposed Use _____ Existing Use Neighborhood Commercial

Total Building Square Footage 400 S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [x] No If yes, then what risk level? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Area is already developed _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

PROJECT TEAM

APPLICANT: COMPANY: ADDRESS: CITY, STATE, ZIP:	AT&T 161 INVERNESS DRIVE W, 2ND FLOOR ENGLEWOOD, CO 80112
APPLICANT REPRESENTATIVE: COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	SMARTLINK LLC 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 CARRIE ANN POWELL (408) 773-9447 CARRIEANN.POWELL@SMARTLINKLLC.COM
ZONING/REAL ESTATE SPECIALIST: COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	SMARTLINK LLC 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 CARRIE ANN POWELL (408) 773-9447 CARRIEANN.POWELL@SMARTLINKLLC.COM
RF ENGINEER: COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	AT&T 161 INVERNESS DRIVE W, 2ND FLOOR ENGLEWOOD, CO 80112 T.B.D
ARCHITECT & ENGINEER: COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	TRYLON TSF 1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038 KATYA SERAVALLE 1-855-669-5421 KATYA.SERAVALLE@TRYLON.COM



PROJECT: AT&T NEW BUILD
SITE #: COL03155
SITE NAME: PROSPECT AND OVERLAND
FA#: 12734341
USID: 207255
PACE #: MRUTH005644
ORACLE PTN #: 3755628683
SITE ADDRESS: 3021 W PROSPECT RD,
FORT COLLINS, CO 80526
JURISDICTION: LARIMER COUNTY

PROJECT SCOPE

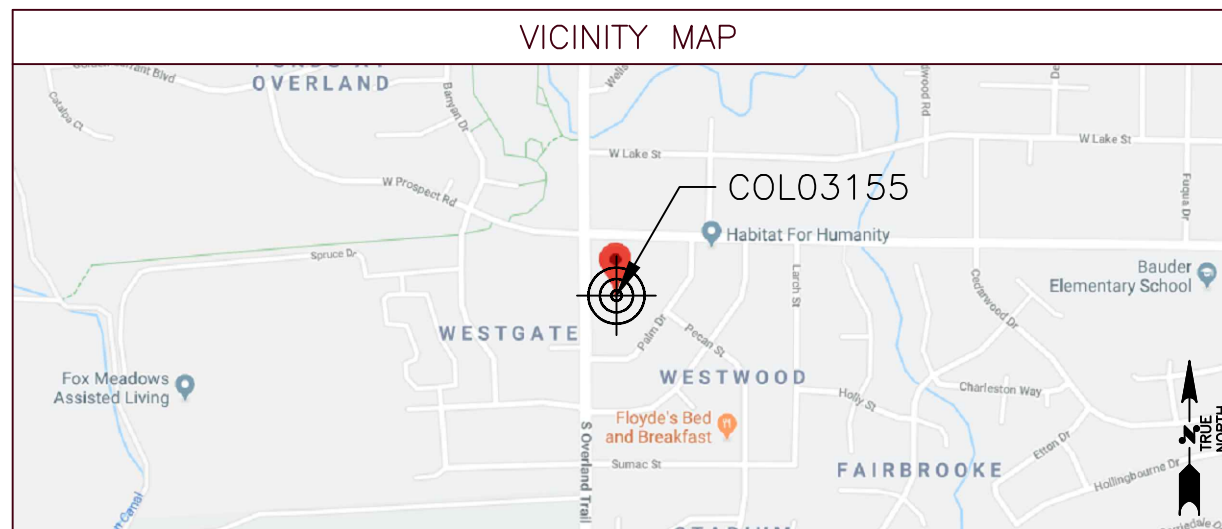
- 1C 3C 5C 4T4R 2ND RRH ADD
 2C 4C 6C RRH SWAP
 RFDS ID: T.B.D

PROJECT DESCRIPTION

- THIS PROJECT WILL BE COMPRISED OF:
PROPOSED 50'-0" MONOPINE SCOPE OF WORK:
- INSTALL (12) ANTENNAS, (4) PER SECTOR
 - INSTALL (18) RRH'S, (6) PER SECTOR
 - PROPOSED (1) AT&T MCG2C-12-B3 ANTENNA MOUNT
 - INSTALL (3) RAYCAP SURGE SUPPRESSORS
 - INSTALL (3) FIBER LINES
 - INSTALL (6) DC POWER LINES
- PROPOSED AT&T GROUND SCOPE OF WORK:**
- INSTALL (1) AT&T PRE-FABRICATED SATN70 CONCRETE WALK-IN-CABINET (CWIC)
 - INSTALL (1) 30KW DIESEL GENERATOR
 - INSTALL (1) AT&T GPS ANTENNA
 - INSTALL ICE BRIDGE

PROJECT INFORMATION

SITE ADDRESS:	3021 W PROSPECT RD, FORT COLLINS, CO 80526
STRUCTURE TYPE:	50'-0" MONOPINE
SITE TYPE:	RAW LAND
LATITUDE (NAD 83):	40.566785 40° 34' 00.4" N
LONGITUDE (NAD 83):	-105.133298 105° 07' 59.9" W
GROUND ELEVATION:	5122'± (AMSL)
PROPERTY OWNER: ADDRESS: CITY/STATE/ZIP:	VAULT-RAINBOW CORP 3021 W PROSPECT RD, FORT COLLINS, CO 80526
PARCEL NUMBER (APN):	9721216004
OCCUPANCY GROUP:	U-UTILITY (UNMANNED WCF)
COUNTY:	LARIMER
ZONING/JURISDICTION:	LARIMER COUNTY
CURRENT ZONING:	N/A
LOT SIZE:	N/A
AT&T GROUND LEASE AREA:	400 SQ. FT.
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.



DRIVING DIRECTIONS

DENVER INTERNATIONAL AIRPORT, 8500 PEÑA BLVD, DENVER, CO 80249:
 TAKE E-470 N AND I-25 N TO E PROSPECT RD IN FORT COLLINS. TAKE EXIT 268 FROM I-25 N. USE THE 2ND FROM THE LEFT LANE TO TURN SLIGHTLY LEFT (SIGNS FOR TERMINAL WEST). USE THE 2ND FROM THE LEFT LANE TO TURN SLIGHTLY LEFT ONTO PARKING - TERMINAL W. TAKE EXIT 6B TOWARD BOULDER/FT.COLLINS. TAKE EXIT 47 TO MERGE WITH I-25 N TOWARD FT COLLINS. TAKE EXIT 268 FOR PROSPECT ROAD. FOLLOW E PROSPECT RD TO S OVERLAND TRAIL. TURN LEFT ONTO E PROSPECT RD. TURN LEFT AFTER 7-ELEVEN (ON THE LEFT). DESTINATION WILL BE ON THE LEFT.

BUILDING CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

BUILDING CODE: INTERNATIONAL BUILDING CODE 2015
 ELECTRICAL CODE: INTERNATIONAL FIRE CODE 2015
 NATIONAL ELECTRICAL CODE 2017
 LIGHTNING PROTECTION CODE: NFPA 780 - 2000, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
 TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
 TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
 IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
 IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
 TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
 TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS
 ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

LEGAL DESCRIPTION

PT LOT 3, PROSPECT/OVERLAND PUD, FTC, DESC: BEG NW COR SD LOT, TH S 0 35' E 194.06 FT, N 88 29' 40" E 147.45 FT, S 0 48' 40" E 73.21 FT, N 89 54' 45" E 64.19 FT TO PT ON ERLY LN SD LOT, TH N 35 57' E 215.34 FT, N 54 03'W 54.35 FT, W 106.46 FT, N 0 35' W



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN COLORADO, CALL COLORADO 811
 TOLL FREE: 1-800-922-1987 OR www.co811.org
 COLORADO STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	10/18/19	90% ZD	AVP

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	A
LS-1	SITE SURVEY	A
Z-1	SITE PLAN	A
Z-2	ENLARGED SITE PLAN	A
Z-3	ANTENNA/ EQUIPMENT LAYOUT	A
Z-4	TOWER ELEVATIONS	A

SITE INFORMATION

SITE NAME:
 PROSPECT AND OVERLAND
 LTE 1C
 SITE ID: COL03155
 FA#: 12734341
SITE ADDRESS:
 3021 W PROSPECT RD,
 FORT COLLINS, CO 80526
 LARIMER COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED, NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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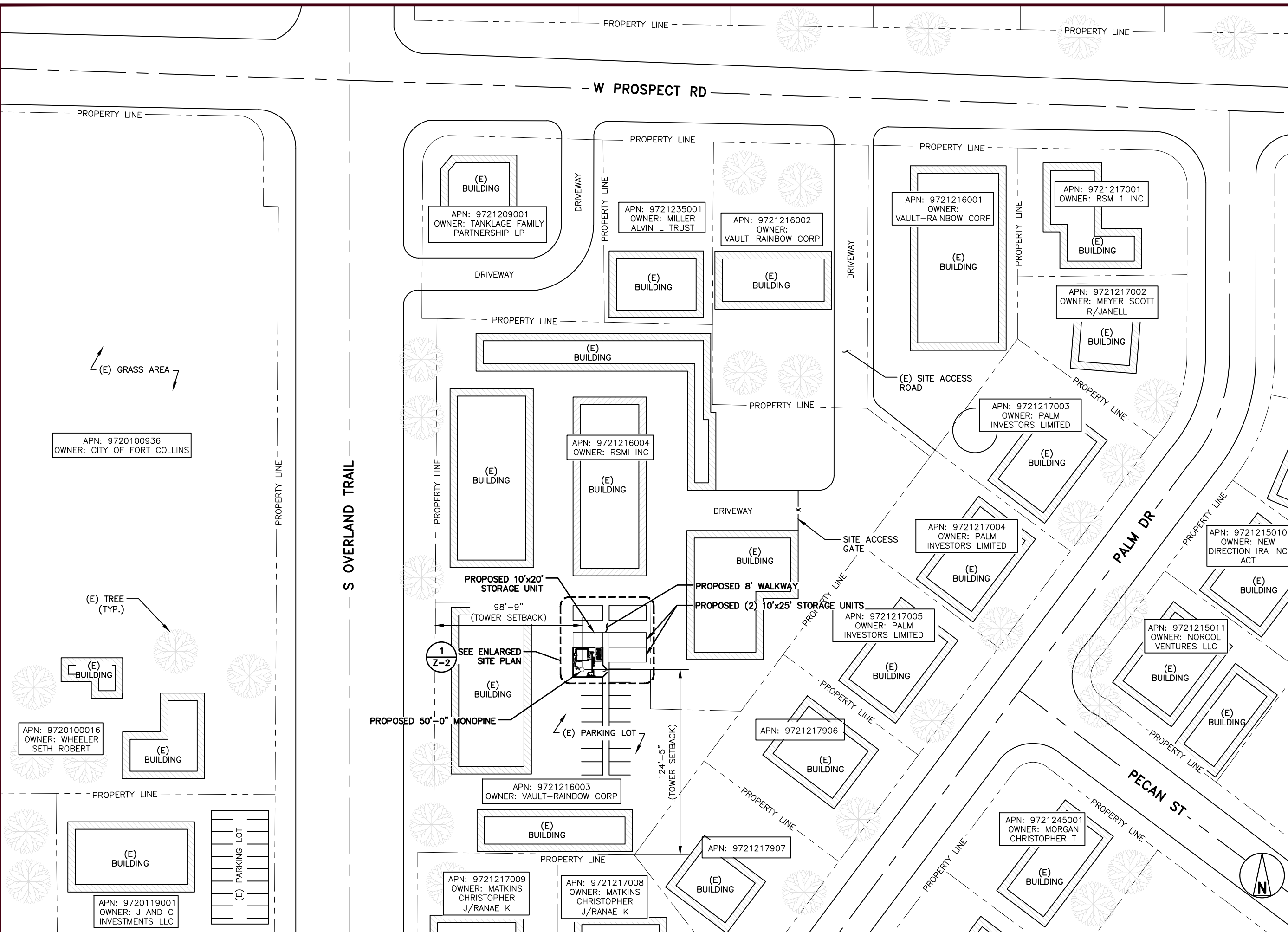
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LARIMER COUNTY

SHEET DESCRIPTION

SITE PLAN

SHEET NO.

Z-1



SITE PLAN

SCALE: 1"=60'-0" (11x17)
(OR) 2"=60'-0" (22x34)

1

NOTE:
PENDING UTILITY COORDINATION



AT&T
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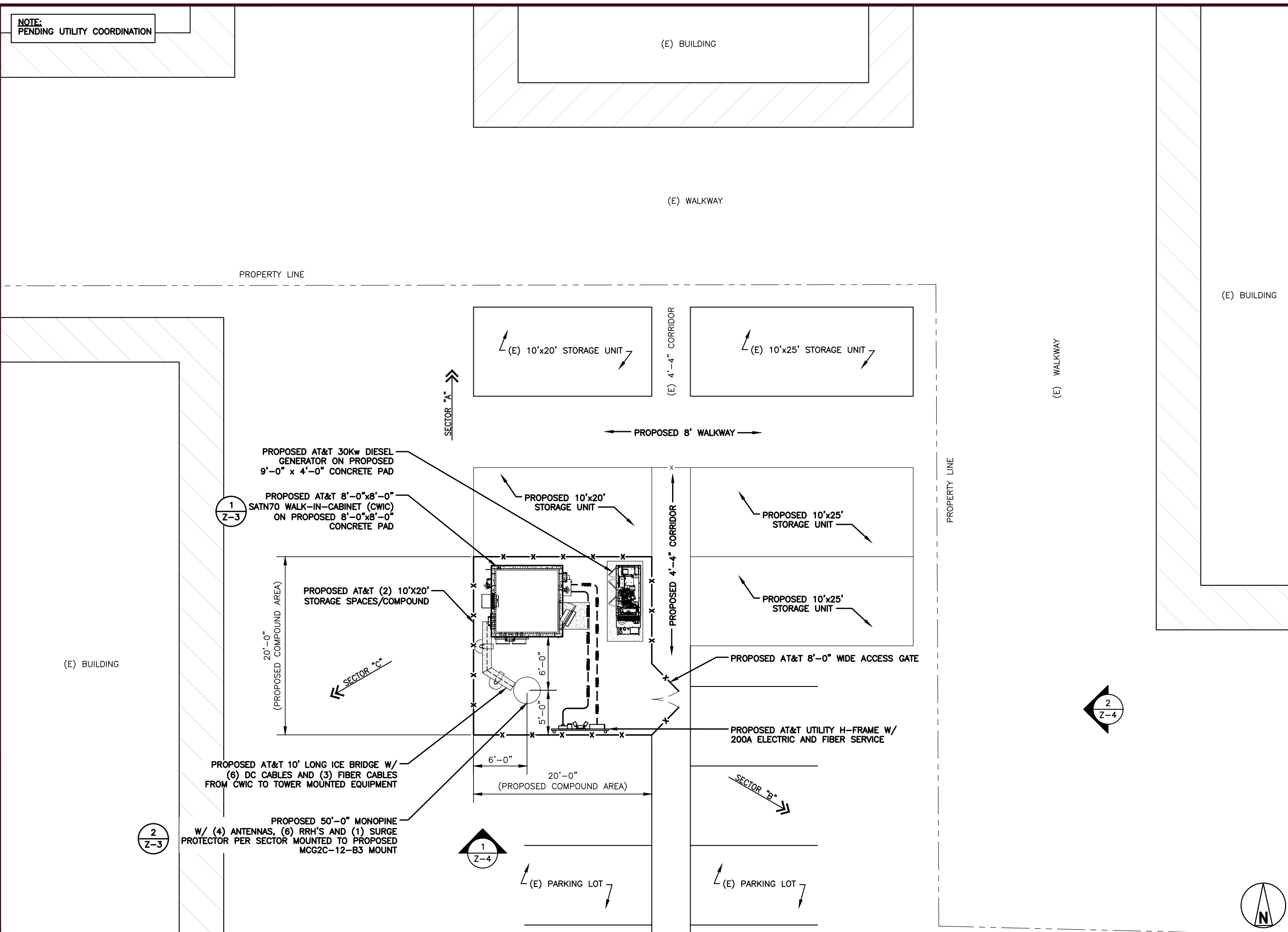
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LARIMER COUNTY

SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET NO.

Z-2



ENLARGED SITE PLAN

SCALE: 1"=10'-0" (11x17)
(OR) 2"=10'-0" (22x34)



SUBMITTALS			
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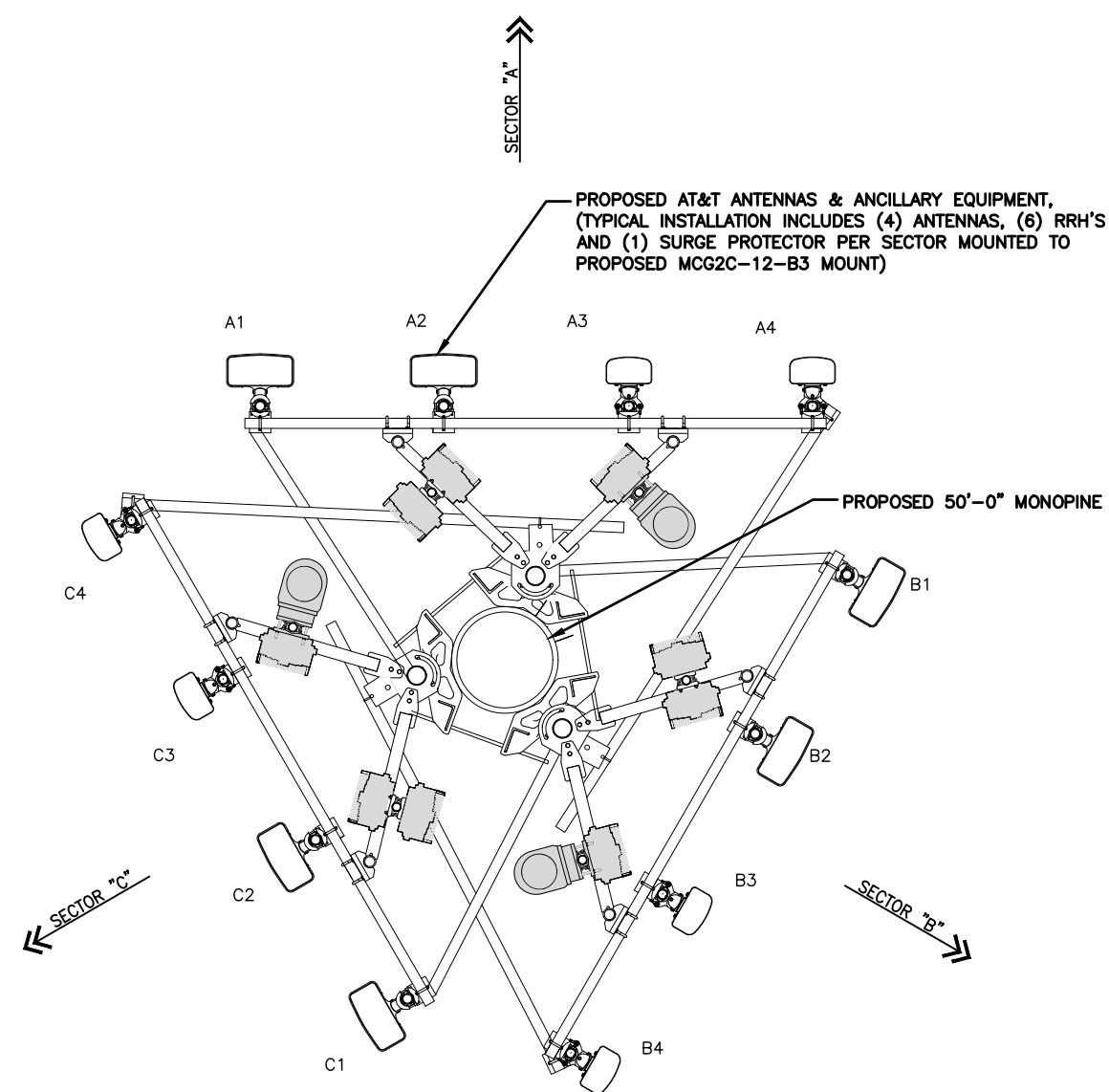
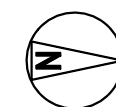
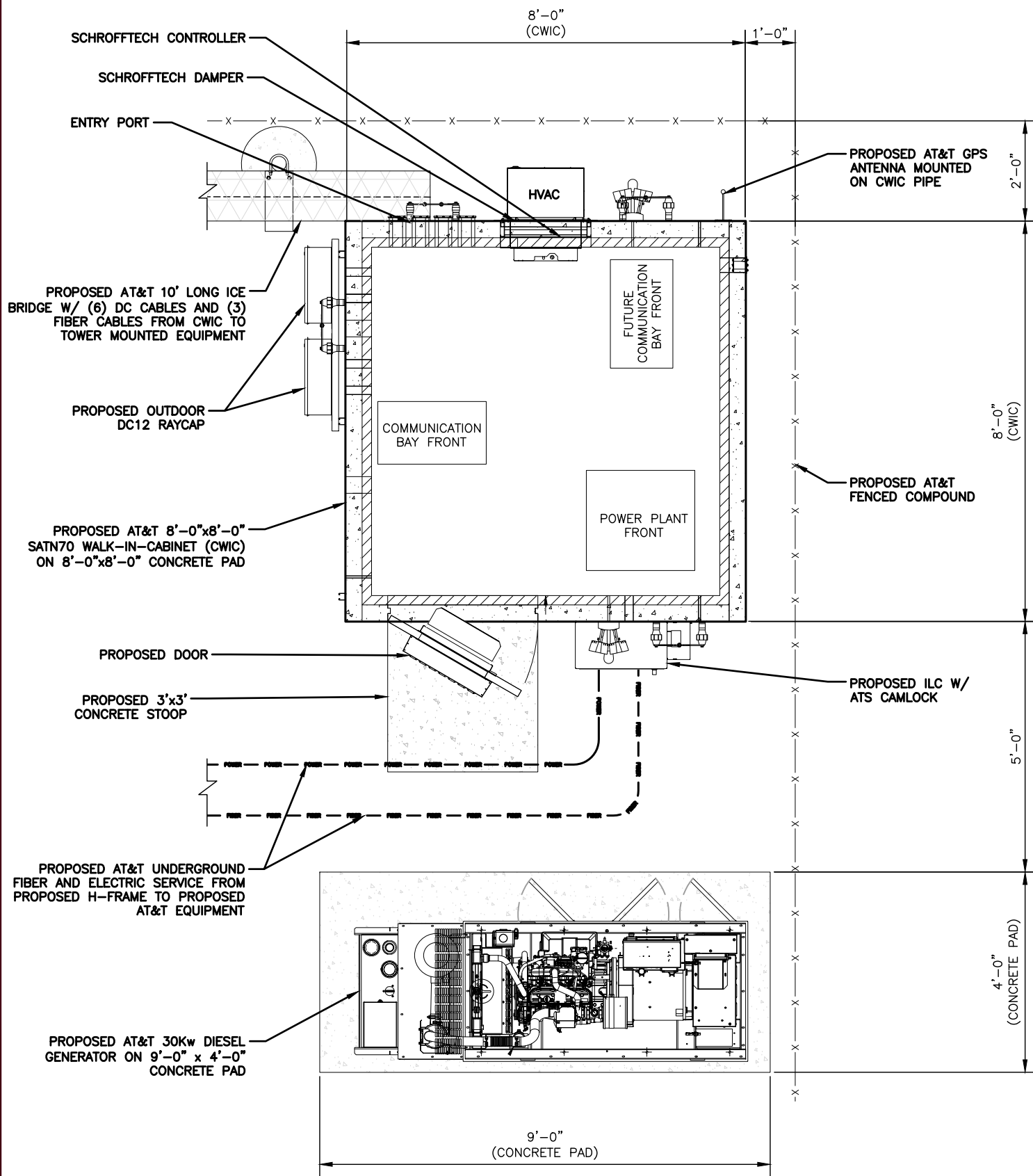
SHEET DESCRIPTION

ANTENNA/ EQUIPMENT
LAYOUT

SHEET NO.

Z-3

NOTE:
MONOPINE BRANCHES ARE NOT
SHOWN FOR CLARITY.



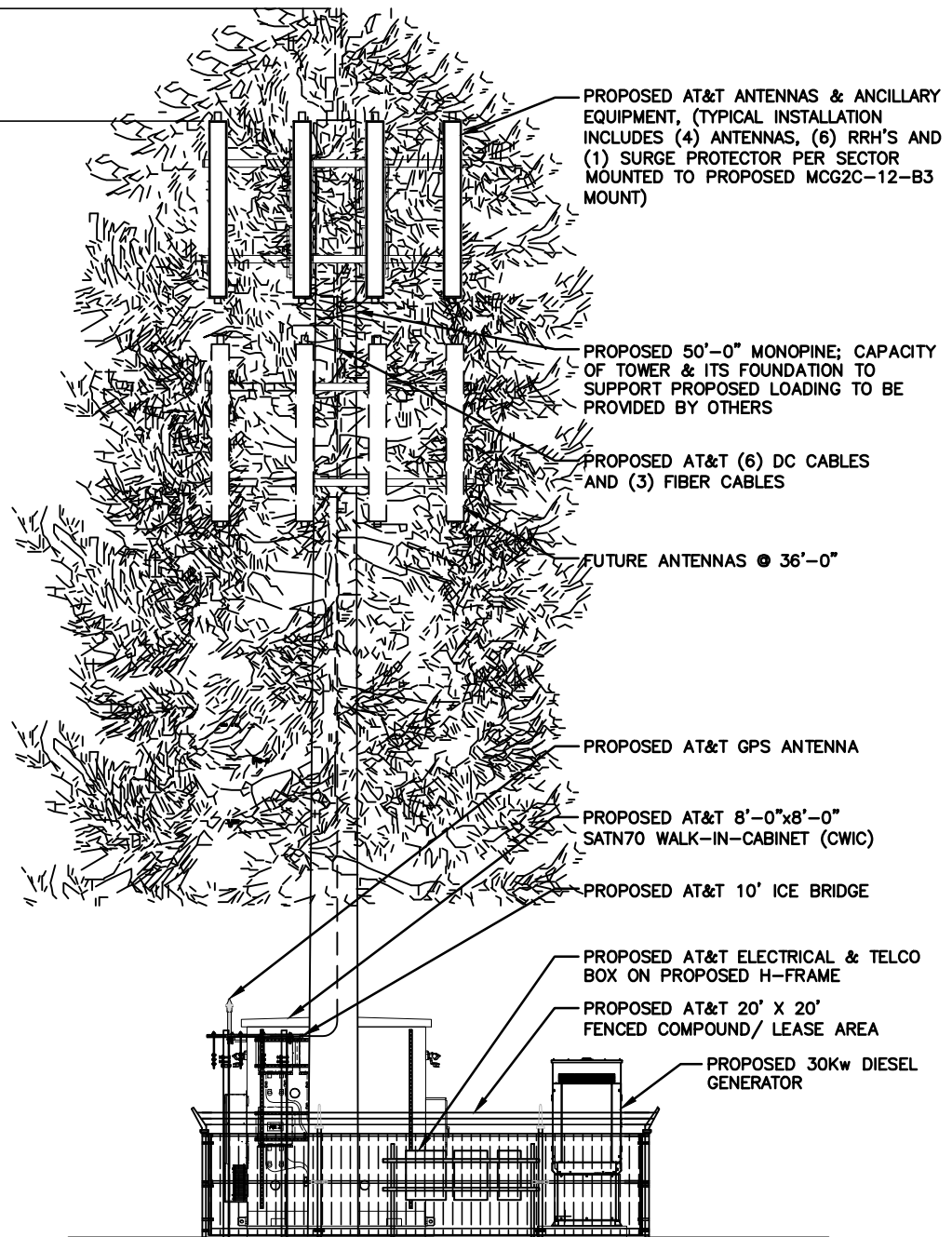
PROPOSED EQUIPMENT LAYOUT

SCALE: 3/8"=1'-0" (11x17)
(OR) 3/4"=1'-0" (22x34)

PROPOSED ANTENNA LAYOUT

SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

NOTE:
STRUCTURAL ANALYSIS AND MOUNT ANALYSIS TO BE PERFORMED PRIOR TO EQUIPMENT INSTALLATION IN ORDER TO VERIFY THAT THE STRUCTURE IS ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT.

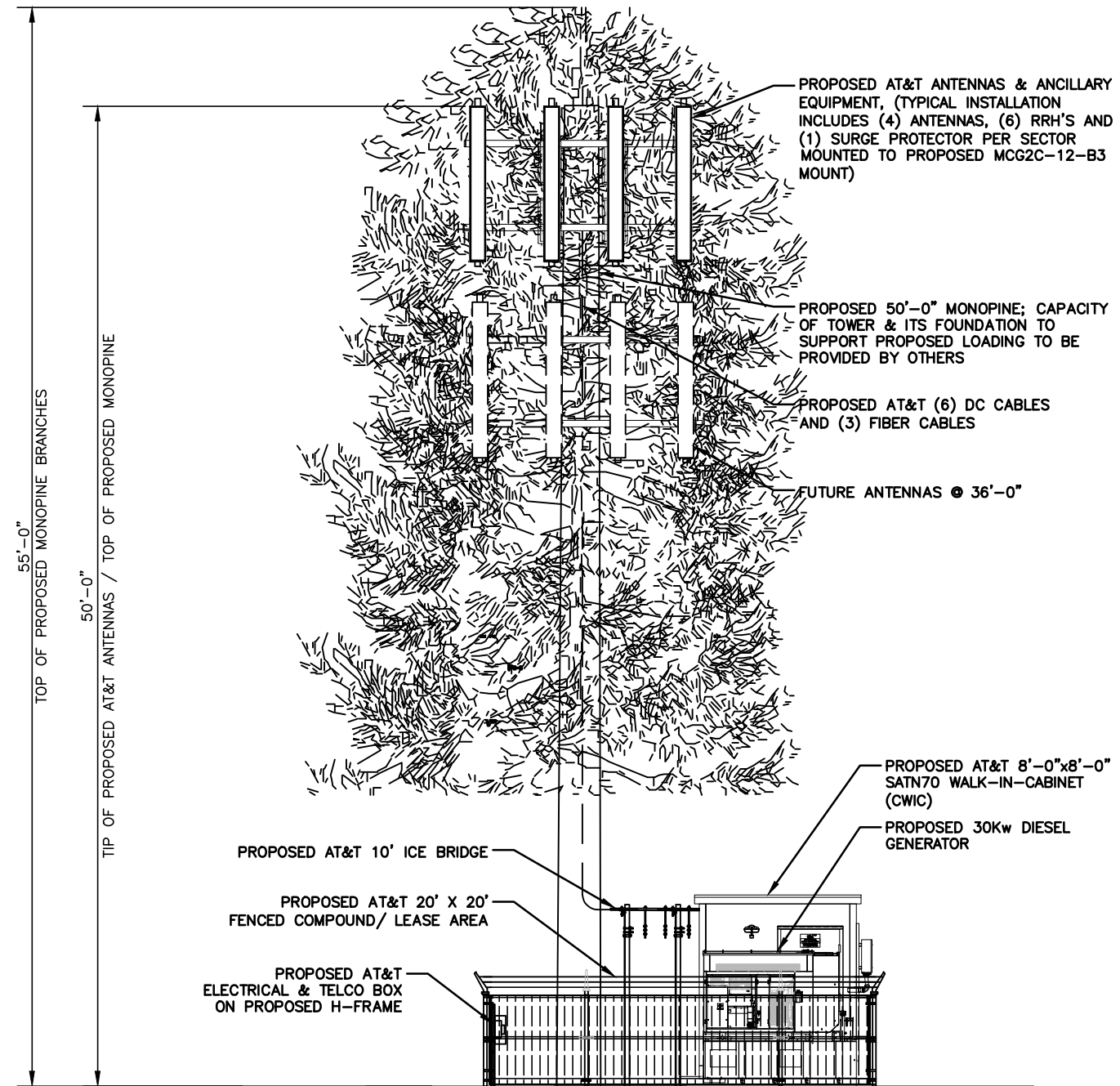


PROPOSED SOUTH ELEVATION



SCALE: 3/64"=1'-0" (11x17)
(OR) 3/32"=1'-0" (22x34)

NOTE:
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PROPOSED EAST ELEVATION



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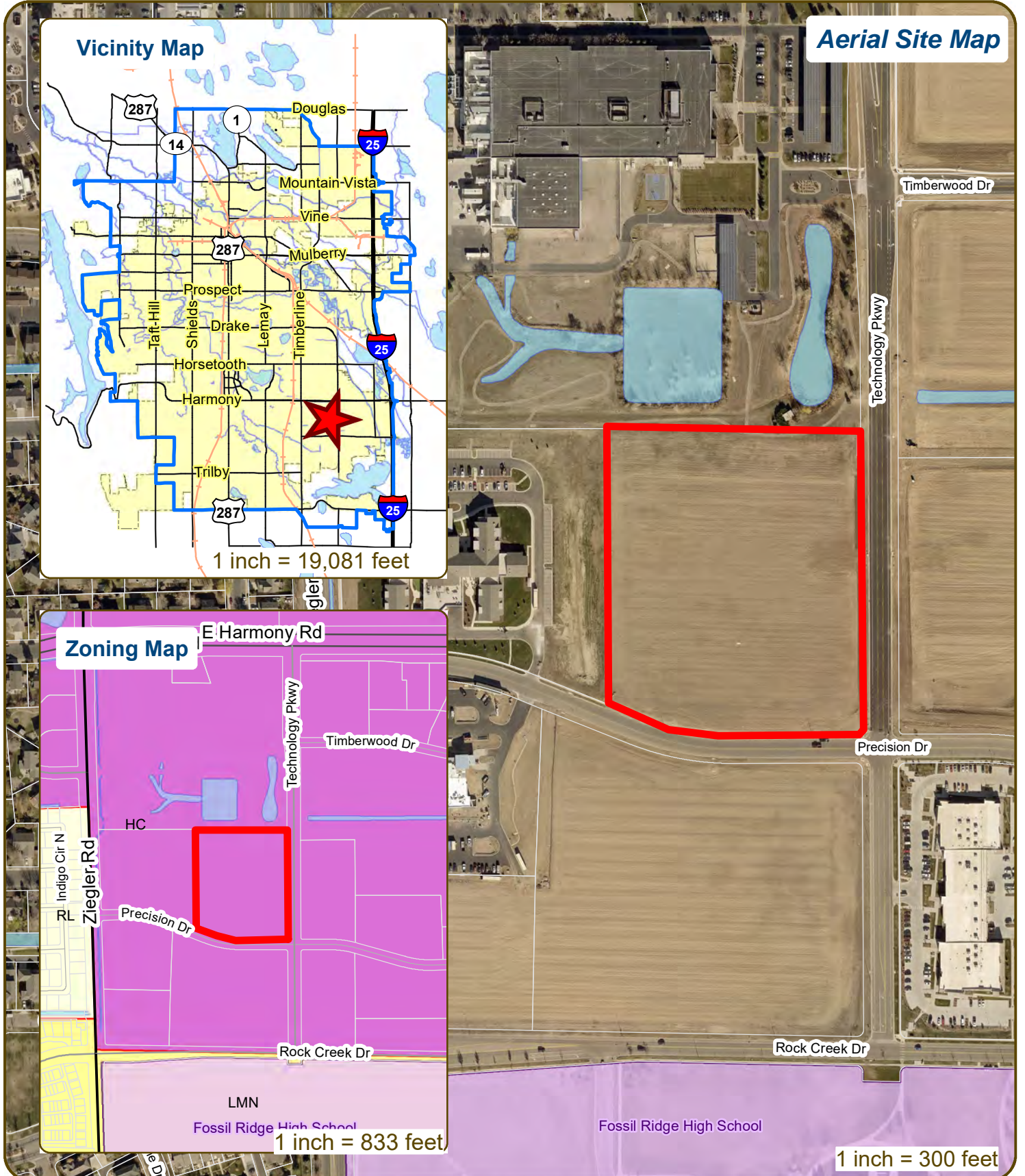
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SITE ADDRESS:
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LARIMER COUNTY

SHEET DESCRIPTION
TOWER ELEVATIONS

SHEET NO.
Z-4

Technology Parkway Senior Housing



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis

Business Name (if applicable) TB group

Your Mailing Address 444 Mountain Avenue

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 8604000003

Description of Proposal (attach additional sheets if necessary) A new senior housing facility with a mix of 36 Memory Care and 63 Assisted Living/Independent Living units. The Memory Care wing and the "Town Commons" will be one story and the Assisted Living/ IL wings will be four stories.

Proposed Use Long term care facility; multi-family Existing Use Vacant Land

Total Building Square Footage 110,909 S.F. Number of Stories 4 Lot Dimensions 580' x 689'

Age of any Existing Structures n/a

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

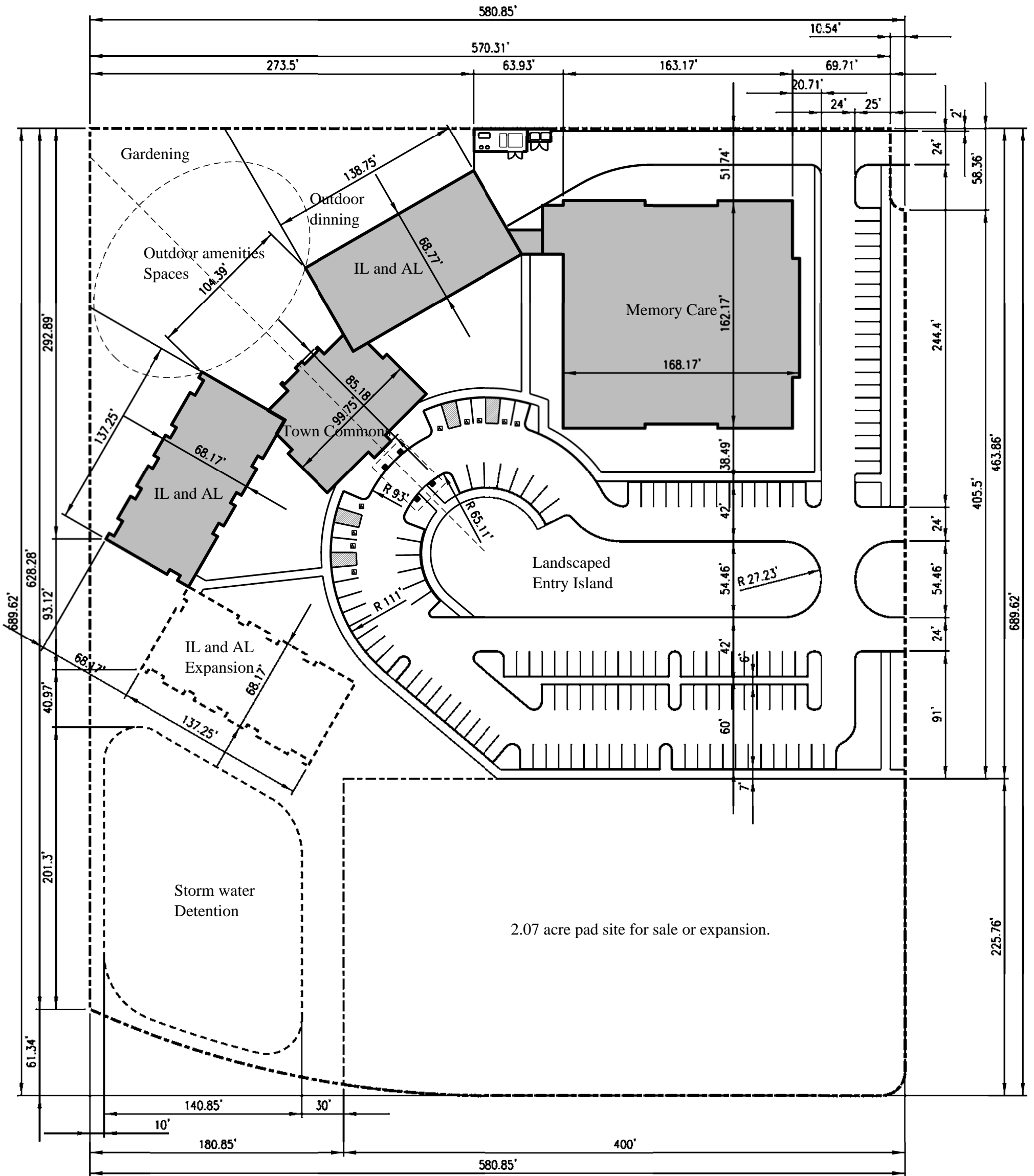
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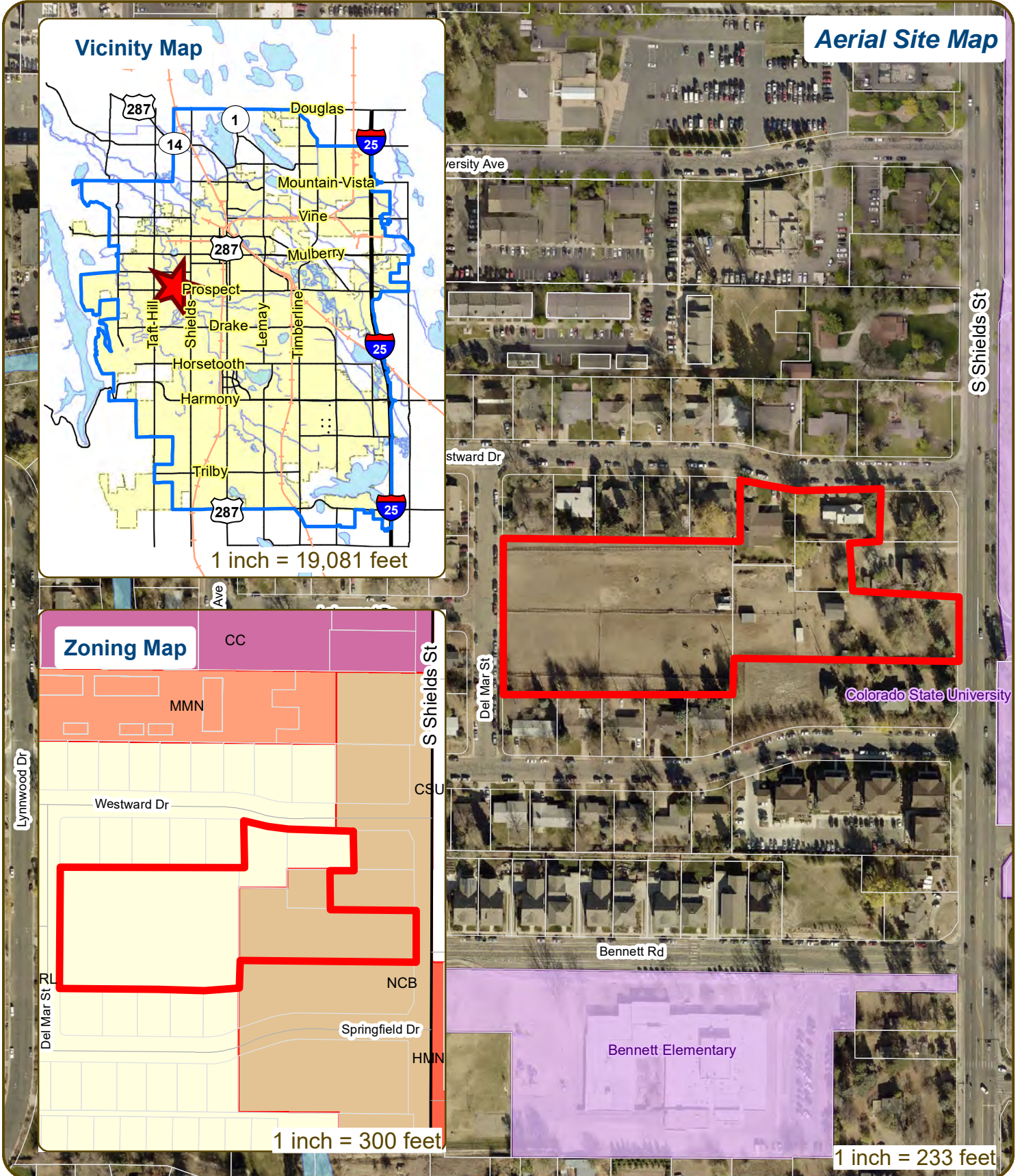
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Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



1201 and 1185 Westward Drive



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



land planning ▫ landscape architecture ▫ urban design ▫ entitlement

November 6th, 2019

*City of Fort Collins
Community Development and Neighborhood Services
281 North College Avenue
Fort Collins, CO 80522*

CONCEPT REVIEW NARRATIVE

Fischer Property - 1201 and 1185 Westward Drive Rezone & Site Plan

General Information:

The applicant is proposing to rezone two properties to the west of Shields Street that front Westward Drive. Currently, the two properties, 1201 and 1185 Westward Drive, are within the R-L (Residential Low-Density District) Zone District. With a subsequent rezone petition, they will be proposed to be rezoned to Neighborhood Conservation, Buffer District (N-C-B). A Concept Site Plan is submitted with this Concept Review Application for the purpose of demonstrating one potential development scenario, not necessarily the ultimate condition that will be proposed.

Rezoning information:

The applicant first became interested in Rezoning his family's property a few years ago. Timing has been important for Mr. Fischer, and after his father's recent passing, the opportunity to Rezone the property presented itself in a way that made sense. Fischer grew up in Fort Collins, and his vision aligns strongly with that of the community - celebrating a strong sense of place and creating a vibrant place for people to call home. A successful Rezone would open up the development potential for the two properties, and the property as a whole.

A rezone justification narrative will be provided with a subsequent rezone petition submittal. However, it is worth touching upon some of the key concepts from the West Central Area Plan (WCAP) and City Plan that the vision for this property incorporates. The Rezoning of the two lots, 1201 and 1185 Westward Drive, to N-C-B will allow for a greater range of uses to utilize the land within proximity to Shields Street Corridor.

This is supported by City Plan which:

- a) encourages the development of underutilized lots;
- b) allows for an appropriate density of uses to exist in close proximity to the Transfort Transit System;
- c) and also encourages the proper utilization of the NCB density allowances in opening up land for residential use and housing choices in the area directly adjacent to an arterial.

The framework that is outlined in the West Central Area Plan that applies to this property includes:

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

- a) Recognizing the pressure to redevelop underutilized parcels that are under market pressure as part of the NCB Zone District;
- b) and the compliance with the design guidelines as provided in the WCAP to ensure compatibility with the surrounding neighborhood will be considered and incorporated into the architecture and is demonstrated in the proposed concept plan.

In final consideration for the subsequent Rezone Application, the changes and developments around the West Elizabeth Street and Shields Street Corridors have changed significantly since the West Central Area Plan was published (2015), to the extent that the changes in the community fabric currently lend itself strongly to multifamily development and the siting of higher density development adjacent to arterials.

Concept Site Plan

The Concept Site Plan submitted proposes a multifamily portion to the east (approximately 2.6 ac), and a single-family portion to the east (approximately 2.5 ac). There is an existing utility easement that will drive the delineation between the multifamily and the single-family lots. The single-family lots are proposed within the existing R-L zone district and are an allowed use. The Multifamily lot will be developed within the NCB zone district, pending upon a successful rezone application for 1201 and 1185 Westward Drive.

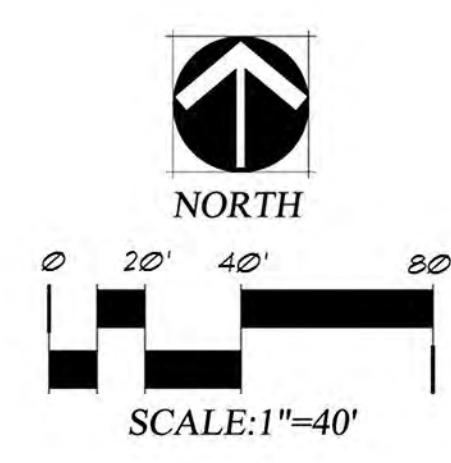
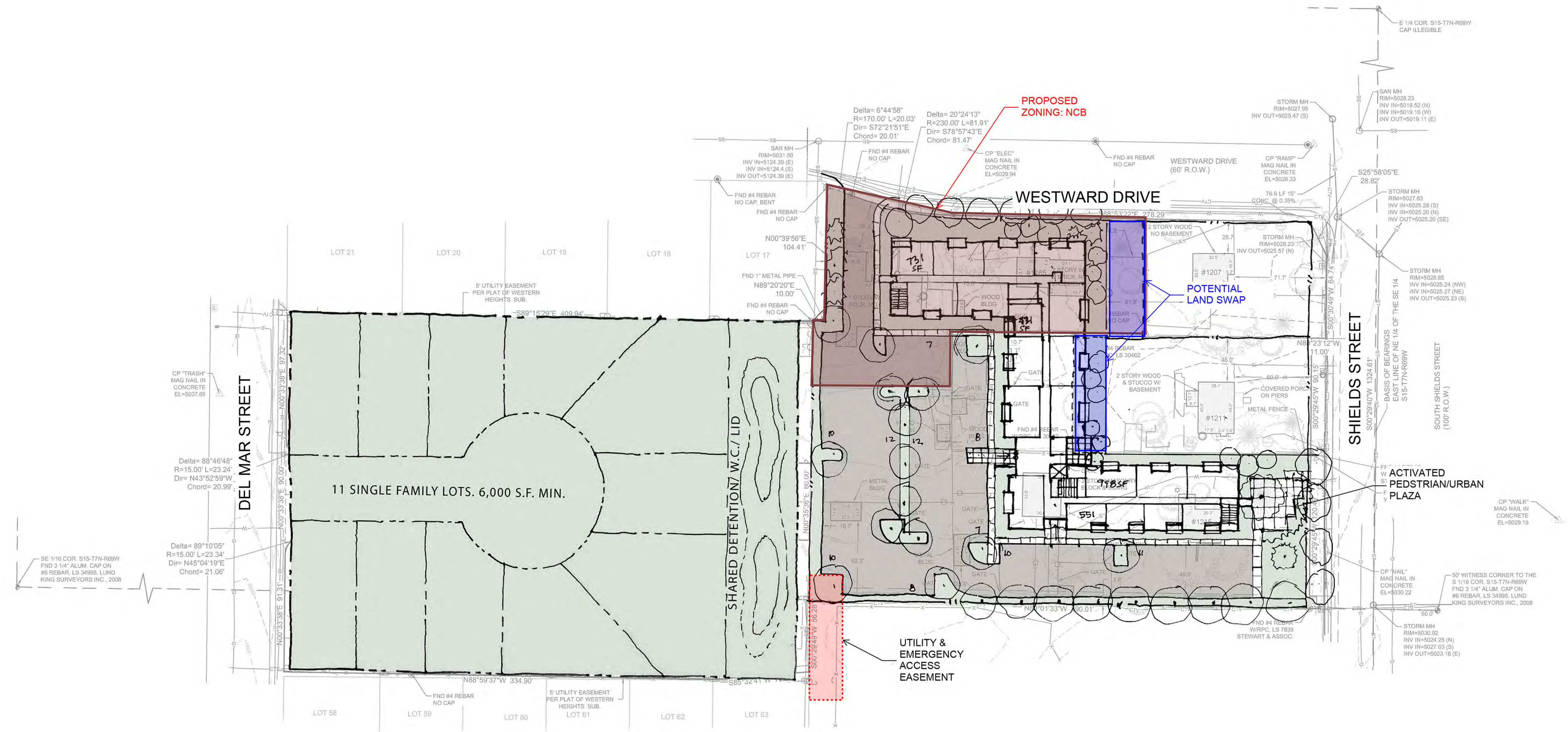
The multifamily lot will have access off of Westward Drive, allowing for both adequate driveway separation, and an added buffer between the adjacent existing single-family houses with the RL district. Surface parking will be provided behind the multifamily building, which is located as close to Shields Street as allowable. An urban plaza is proposed at the connection to Shields Street. This will activate the streetscape and will strengthen the connection and relationship to the Shields Corridor. In addition, adequate bike and vehicular spaces will be provided. The building itself is proposed to be three stories as allowed within the N-C-B Zone District.

The single-family lots to the east will be accessed from Del Mar Street. A total of 11 lots are proposed with a minimum lot area of 4,000 s.f.

A shared detention facility is proposed between the multifamily lot and the beginning of the single-family lots. The existing utility easement that separates the single-family lots from the multifamily lots, also delineate the boundary of the shared detention pond.

Applicant questions:

1. What year was the area zoned?
2. How was the zoning boundary delineated along Shields Street? It appears that it follows the back of the lots arranged along the Shields Street frontage.
3. What additional info is needed to schedule a neighborhood meeting?





WOODBRIDGE SENIOR APARTMENTS

CSU INTERNATIONAL HOUSE

RETAIL AND DINING

UNION ON ELIZABETH

KRAZY KARLS

QDOBA

MOBY ARENA

CSU RECREATION CENTER

WESTPARK APARTMENTS

RETAIL AND DINING

UNIVERSITY AVENUE

CSU INTRAMURAL FIELDS

THE SOCIAL WEST

HUGHES WAY

WESTWARD DRIVE

SITE

PITKIN STREET

CITY PARK AVENUE

SPRINGFIELD DRIVE

CARRIAGE HOUSE APARTMENTS

CSU FOOTBALL STADIUM

BENNETT ELEMENTARY

LAKE STREET

STADIUM APARTMENTS

PLYMOUTH CONGREGATIONAL CHURCH

THE STANDARD

THE SLAB

PROSPECT ROAD

MMN

C-C

City Ave

CSU

Edwards Hall

SITE

R-L

NCB

HMN

Bennett Elementary

5043 ft

W Lake St

MMN

Hughes Way

CSU

W Fitkin St

Summit Hall

James Ct

Burton Ct

Lynnwood Dr

City Park Ave

Lakewood Dr

Del Mar St

Westward Dr

Springfield Dr

Bennett Rd

S Shields St

CSU

CSU

MMN